

Kristen L Lewis

From: Dan Radebaugh <Dan@rpsettlement.com>
Sent: Thursday, July 23, 2015 4:54 PM
To: Kristen L Lewis
Subject: RE: Need to cancel the zoning meeting for Belfast

At this time they would like to request a postponement.

PLEASE NOTE NEW OFFICE ADDRESS

Dan Radebaugh, Esq.
R & P Settlement Group LLC
Managing Member
1407 York Road, Suite 201
Lutherville, MD 21093
O-410-821-1401
F-410-505-1781

From: Kristen L Lewis [mailto:klewis@baltimorecountymd.gov]
Sent: Thursday, July 23, 2015 2:31 PM
To: Dan Radebaugh <Dan@rpsettlement.com>
Subject: RE: Need to cancel the zoning meeting for Belfast

Are you withdrawing the case altogether or just postponing the case?

Kristen Lewis
PAI - Zoning Review
410-887-3391

From: Dan Radebaugh [mailto:Dan@rpsettlement.com]
Sent: Thursday, July 23, 2015 2:11 PM
To: Kristen L Lewis
Subject: FW: Need to cancel the zoning meeting for Belfast

Kristen:

My clients have informed me that due to some pending changes with the project, they would like to cancel the zoning hearing that is scheduled for September 8th. The hearing number is 2015-306-SPH. Please let me know if there is anything additional that you need to process this request. Thank you.

PLEASE NOTE NEW OFFICE ADDRESS

Dan Radebaugh, Esq.
R & P Settlement Group LLC
Managing Member
1407 York Road, Suite 201

Lutherville, MD 21093

O-410-821-1401

F-410-505-1781



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3499184

Sold To:

KCI Technologies Inc-Sparks Glencoe - CU00179981
936 Ridgebrook Rd
Sparks Glencoe, MD 21152-9390

Bill To:

KCI Technologies Inc-Sparks Glencoe - CU00179981
936 Ridgebrook Rd
Sparks Glencoe, MD 21152-9390

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Aug 18, 2015

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0306-SPH
724 Belfast Road
N/s Belfast Road, 98 ft. N/east side of Old Belfast Road
8th Election District - 3rd Councilmanic District
Legal Owner(s) Lucrative Investments, LLC

Special Hearing: for a non-density transfer of 3.305 +/- total acres; 2.803 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3 to Cumberland subdivision, parcel #38, lot #7; .502 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3; to keep Lot #3 as a potential subdivision and to amend Zoning Case 2008-0211-SPHA if necessary.

Hearing: Tuesday, September 8, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/723 Aug. 18 3499184

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 18, 2015 Issue - Jeffersonian

Please forward billing to:

KCI Technologies
Attn: Raymond Hopkins
936 Ridgebrook Road
Sparks, MD 21152

410-316-7894

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0306-SPH

724 Belfast Road

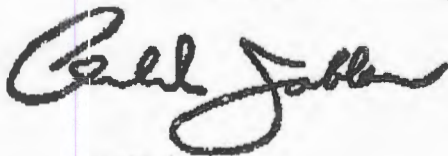
N/s Belfast Road, 98 ft. N/east side of Old Belfast Road

8th Election District – 3rd Councilmanic District

Legal Owners: Lucrative Investments, LLC

Special Hearing for a non-density transfer of 3.305 +/- total acres; 2.803 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3 to Cumberland subdivision, parcel #38, lot #7; .502 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3; to keep Lot #3 as a potential subdivision and to amend Zoning Case 2008-0211-SPHA if necessary.

Hearing: Tuesday, September 8, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 20, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0306-SPH

724 Belfast Road

N/s Belfast Road, 98 ft. N/east side of Old Belfast Road

8th Election District – 3rd Councilmanic District

Legal Owners: Lucrative Investments, LLC

Special Hearing for a non-density transfer of 3.305 +/- total acres; 2.803 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3 to Cumberland subdivision, parcel #38, lot #7; .502 +/- acres from Cumberland Properties subdivision, parcel #38, Lot #3; to keep Lot #3 as a potential subdivision and to amend Zoning Case 2008-0211-SPHA if necessary.

Hearing: Tuesday, September 8, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Daniel Radebaugh, 1407 York Road, Ste. 201, Lutherville 21093
Lucrative Investments, 1138 S. Charles Street, Baltimore 21230
KCI Technologies, Dave Flowers, 936 Ridgebrook Road, Sparks 21152

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 19, 2015**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

RE: PETITION FOR SPECIAL HEARING
724 Belfast Road; N/S Belfast Road, 98' NE
of c/line Old Belfast Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Lucrative Investments LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-306-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 10 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to Dave Flowers, KCI Technologies, Inc, 936 Ridgebrook Road, Sparks, Maryland 21152 and Daniel Radebagh, Esquire, 1407 York Road, Suite 201, Lutherville, Maryland 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

F1001

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 724 Belfast Road which is presently zoned RC-2
 Deed References: 35912/1 10 Digit Tax Account # 1 7 0 0 0 0 6 1 4 2
 Property Owner(s) Printed Name(s) Lucrative Investments, LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached sheet

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

See attached sheet

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Lucrative Investments, LLC

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

1138 S. Charles St. Baltimore, MD

Mailing Address City State

21230 / 443 844-7262

Zip Code Telephone # Email Address

Representative to be contacted:

KCI Technologies, Inc. Dave Flowers

Name - Type or Print

Signature

936 Ridgebrook Rd. Sparks, MD

Mailing Address City State

21152 / 443 677-1184 / Davidflowers@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0306-SPH Filing Date 6/30/2015 Do Not Schedule Dates: 7/27-7/31 Reviewer m **COM**

To: Baltimore County Department of Permits, Approvals, and Inspections

Baltimore County Office of Administrative Hearing

Date: May, 2015

Subject: Cumberland Property, Belfast Road, RC-2 Zoning classification

Under the authority of BCZR Section 500.7, any person can petition the Office of Administrative Law to hold a public hearing to determine any rights whatsoever of such a person in any property insofar as they are affected by the BCZR.

Special Hearing

This request is for a non-density transfer of 3.305 +/- total acres.

- 1.) 2.803 +/- acres from Cumberland Properties subdivision, Parcel # 38, Lot # 3 to Cumberland subdivision, Parcel # 38, Lot # 7.
- 2.) .502 +/- acres from Cumberland Properties subdivision, Parcel # 38, Lot # 4 to Cumberland subdivision, Parcel #38, Lot # 3.

Pursuant to Section 1A00 .4 .B (2) + (3) of the Baltimore County Zoning Commissioner Policy Manual, and to reconfigure Lots 3, 4,&7 in accordance with the transfer. All changes will be in pursuant to Section 500.7 of the Baltimore County Zoning Regulations.

Lot #7 is 5.417 acres+/- under existing conditions. This lot also has a Forest Buffer Easement located on the property approximately 1.68 acres, and a Forest Buffer and Forest Conservation Easement of approximately 1.08 acres. The vast majority of the remaining portion of the property is 20% slope or better. Perk test were done on this lot and failed.

The proposal for this lot is to increase in size and the new acreage would be 8.220 acres. This would add property that is buildable and this portion has approved perk test. The Forest Buffer Easement and Forest Conservation Easement will remain undisturbed. Lot 3 7 will be a buildable lot. The added acreage has approved perk test.

Lot #3 will lose 2.803+/- acres to Lot #7 (As described above). The existing acreage of Lot#3 is 53.364 +/- acres, and with this proposal the acreage will be 50.561 acres+/- .This property remains a buildable lot.

0306-SPH

Lot #3 (As stated above) under this proposal will be 50.561 acres+/- . There is a large meadow on the North side of this lot that currently has a number of farm animals that graze the site. A portion of their grazing area includes Lot # 4. The proposal is to transfer approximately .502 acres from Lot #4 to Lot #3. The proposed acreage of Lot #3 will now be 51.063 acres +/- . Lot #3 will continue to be a buildable lot.

The two changes that are being brought before the Administrative Low Judge will not increase the number of lots in this subdivision.

It important to note that Lot #3 with or without the above described changes could be subdivided into to 2 lots under the RC 2 Zoning Classification requirements.

0306-SP4

ADDENDUM SHEET

July 1, 2015

To amend Zoning Case #2008-0211-SPHA if necessary.

ZONING PROPERTY DESCRIPTION FOR 720-724 BELFAST ROAD

Beginning at a point on the north side of Belfast Road, which is of varying width, at a distance of 1800 feet west of the centerline of the nearest improved intersecting street, Interstate 83 (Harrisburg Expressway), which is of varying width.

Being Lots 3, 4, and 7, in the subdivision of the Property of Linda C. Green as recorded in Baltimore County Plat Book 38, Folio 139, containing 53.676, 58.875, and 5.099 acres respectively. Located in the 8th Election District and the 3rd Councilmanic District.

0306-SPH

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0306-SPH

Petitioner: Lucrative Investments, LLC

Address or Location: 1138 S. Charles St., Baltimore, MD 21230

PLEASE FORWARD ADVERTISING BILL TO:

Name: KCI Technologies, Raymond Hopkins

Address: 936 Ridgebrook Road
Sparks, MD 21152

Telephone Number: (410) 316-7894

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **127196**

Date: **6/30/15**

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/02/2015	7/02/2015	09:32:23	1

REP: W501 WALKIN LRA6 LTR
 RECEIPT # 589388 7/02/2015 OFLN

Dept 5 328 ZONING VERIFICATION
 CR NO. 127196

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **KCF Technologies**

For: **724 Baltast Rd**

2015-0306-SPH

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 13, 2015
Item No. 2015-0306

DATE: July 10, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Piney Creek is a designated Environmental Greenway that must be dedicated to Baltimore County and was not shown on the June, 2011 plan. The limits of the greenway easement are the 100-yr. flood plain, wetland or forest buffer associated with Piney Creek, whichever is greater.

* * * * *

DAK:CEN
cc:file

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/7/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

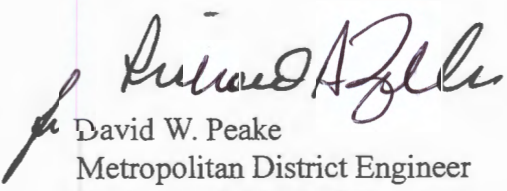
RE: Baltimore County
Item No 2015-0306-SPH
Special Hearing
Lucrative Investments LLC
724 Belfast Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0306-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, or by email at (rzeller@sha.state.md.us).

Sincerely,


David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

724 Belfast Road 2015-0306-SPH



Publication Date: 6/30/2015

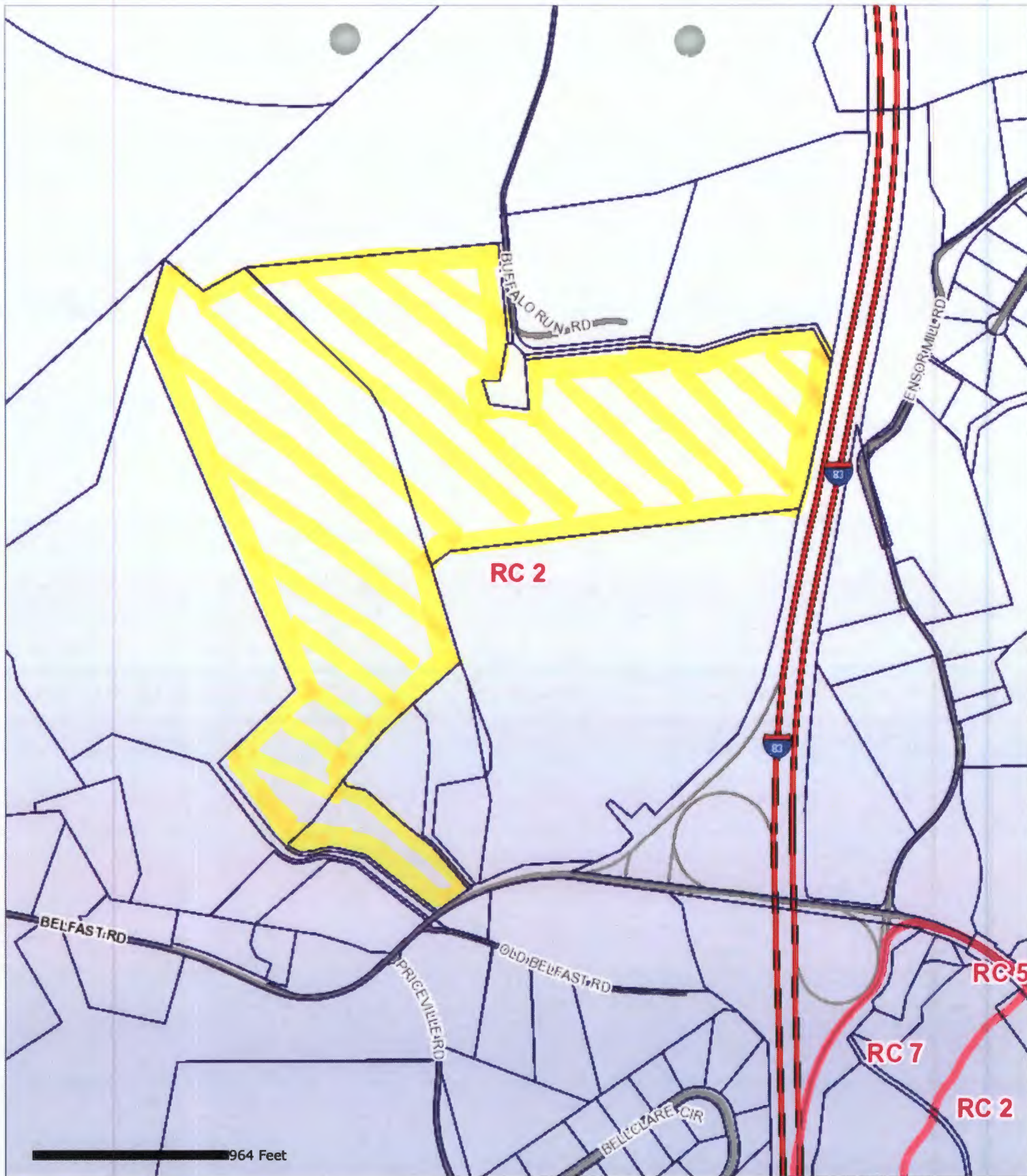


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 125 250 500 750 1,000 Feet

1 inch = 500 feet



My Neighborhood Map

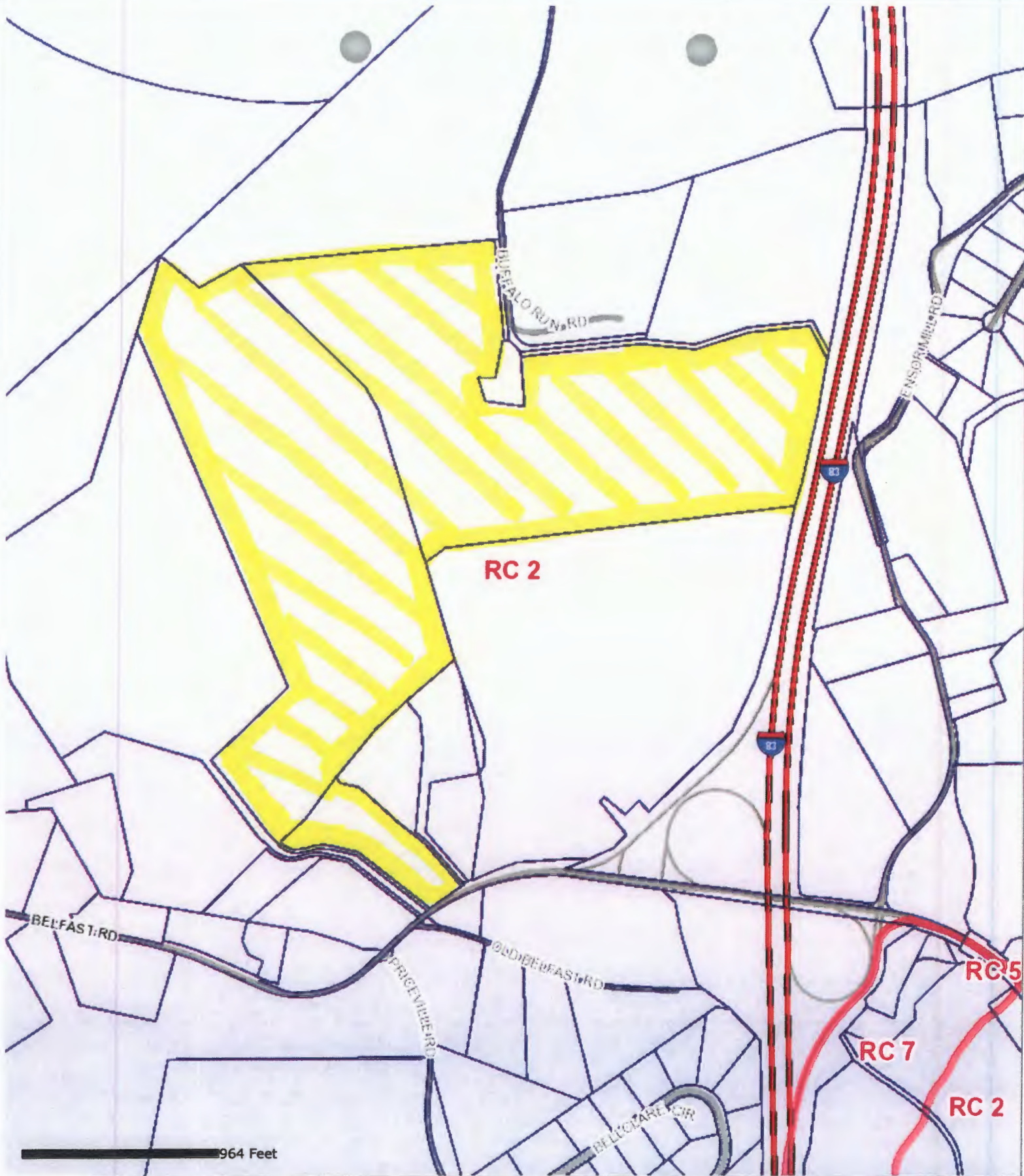
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 6/25/2015

0306-SPH



My Neighborhood Map

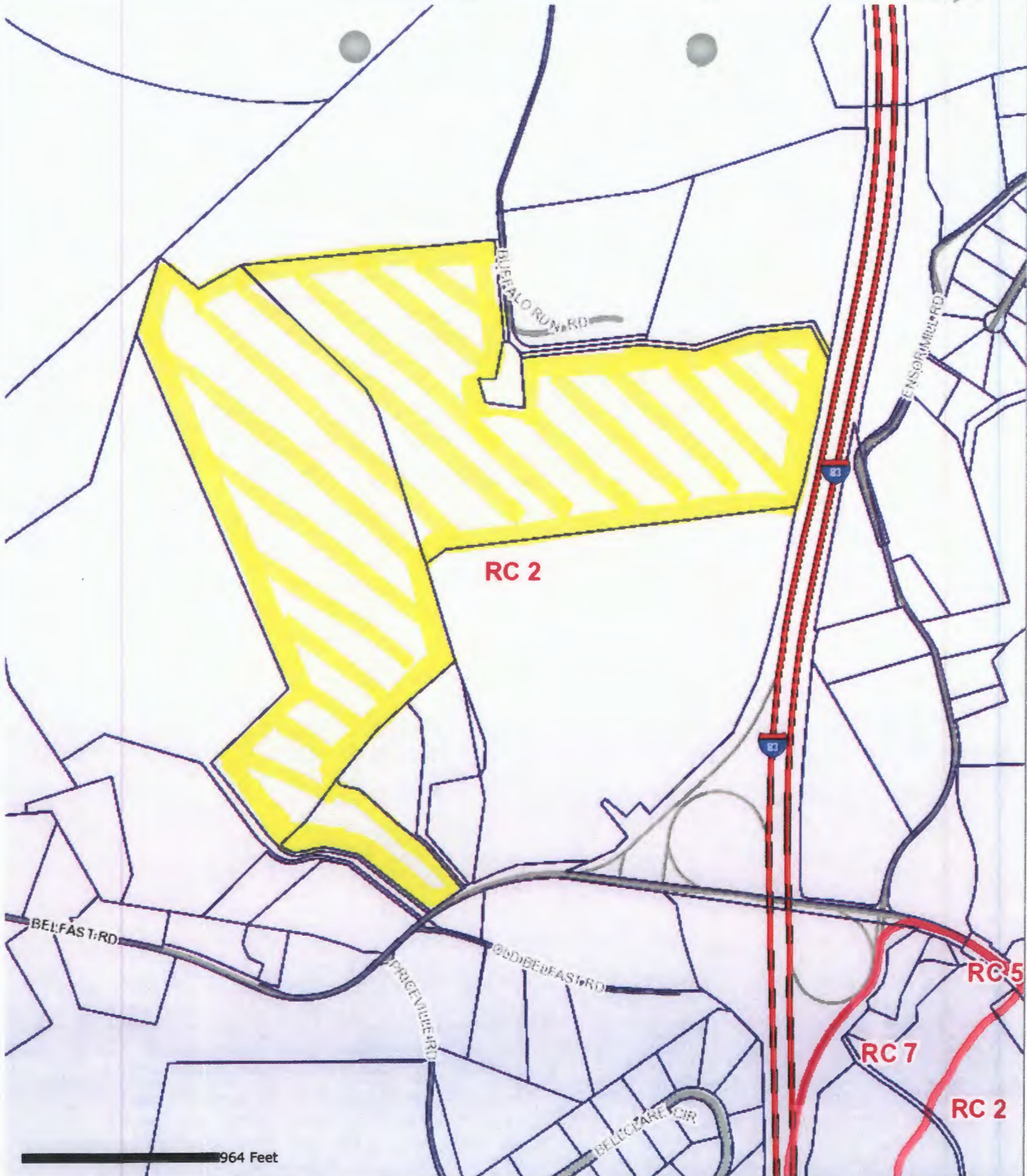
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 6/25/2015

0306-SPH



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 6/25/2015

0306-SPH

2015-0306-SPHA
PLOT: 10:30 PM on Thursday, Jan 25, 2015
BY: Matthew S. Schaefer, P.E., Land Surveyor
Baltimore County, Maryland
Baltimore County, Maryland
Baltimore County, Maryland

REVISIONS			
NO.	DATE	DESCRIPTION	BY

ZONING CASE 1985-0021-A

Whereas the advertisement, posting of property, and public hearing in the Petition and is appearing that said compliance with the Baltimore County Zoning Regulations would result in a transfer of the property to a more appropriate use, and the granting of the variance(s) requested would not be contrary to the public health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of March 2008, that the Petition for Variance(s) to permit an accessory structure (pool) to be located on the site and from yards to the lot of the required rear yard, in accordance with the site plan filed herewith, is GRANTED, from and after the date of this Order, subject to the approval of said plan by the Office of Planning and Zoning.

William J. Wierman, III
Zoning Commissioner
Baltimore County

ZONING CASE 2008-0211-SPHA

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of March 2008 that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer of 8.07 acres, more or less, of R.C.2 zoned land from Cumberland (Parcel 38, Lot 3) to Cumberland (Parcel 38, Lot 7), pursuant to Sections 1A00.4.B(2) and (3) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), and to reconfigure Lots 3 and 7 in accordance with the transfer is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing, pursuant to B.C.Z.R. Section 500.7, to approve a non-density transfer of 0.45 acres, more or less, of R.C.2 zoned land from Cumberland (Parcel 38, Lot 7) to Cumberland (Parcel 38, Lot 3), pursuant to Sections 1A00.4.B(2) and (3) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), and to reconfigure Lots 3 and 7 in accordance with the transfer is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from Section 32-4-409(a)(2) of the Baltimore County Code (B.C.C.) to allow in-fee panhandle strips of 1,223 feet and 2,274 feet, in lieu of the maximum permitted 1,000 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- If Petitioners obtain subdivision approval for the overall property (Lots 3, 4, and 7), a residential dwelling may not be located within the 5.099-acre portion of Lot 7 shown on Petitioner's Exhibit 1. Any accessory structures proposed within this 5.099-acre area must comply with B.C.Z.R. Section 400.
- The Petitioners may apply for their subdivision and are required to proceed to the Development Review Committee (DRC) for a limited exemption under B.C.C. Section 32-4-106(a)(1)(viii) concerning the lot line adjustments.
- Within 120 days of the approval of the subdivision, the Petitioners shall record new deeds in the Land Records of Baltimore County, which will reference this case and the one density limitation applicable to Lot 7.

William J. Wierman, III
Zoning Commissioner
Baltimore County

SITE DATA

EXISTING AREA OF PROPERTY: 50.561 AC ±
PROPOSED AREA OF PROPERTY: 51.063 AC ±
ZONING: RC-2 MAP 022A3
THERE WILL BE NO TRANSFER OF DENSITY WITH THIS ADJUSTMENT

OWNERS

1. LUCRATIVE INVESTMENTS, LLC
150 S CHARLES ST
BALTIMORE, MD 21202

2. PROPERTY NOS.: 1000006142, 1000006143, 1000006144, 1000006145

3. DEED REFERENCE: 950120

4. TAX MAP: 28 PARCEL: 58

5. REGIONAL PLANNING DISTRICT: SPARKS

6. CENSUS TRACT: 408200

7. SCHOOL DISTRICT: SPARKS ES, HEREFORD HS, HEREFORD HS

8. WATERSHED: LOCH RAVEN RESERVOIR

9. SUB-SEWER SHED: N/A

10. ELECT. DIST: 2

11. CONGRESSIONAL DIST: 5

12. THERE IS NO PUBLIC WATER OR SEWER AVAILABLE

13. EXISTING USE: VACANT

14. KNOWN ZONING CASES: 1488-0183-X DENIED 1/4/1981, 1488-0021-A GRANTED 1/25/1984, 2008-0211-SPHA GRANTED 1/24/2008

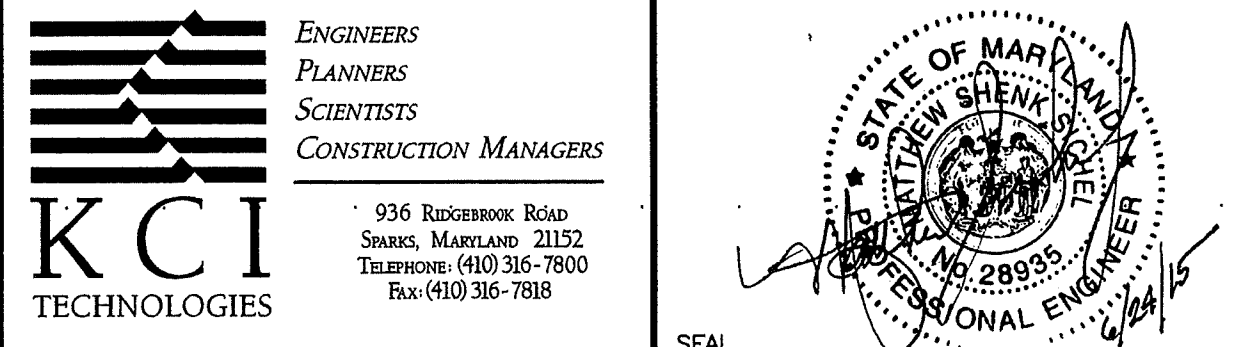
15. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (C.B.C.A.)

16. A PORTION OF THIS PROPERTY IS IN THE 100-YR FLOODPLAIN

17. THERE IS NO KNOWN HISTORIC FEATURE ON ANY OF THIS PROPERTY.

LOT	TAX ID	EXISTING AREA	PROPOSED AREA
3	081700006142	50.561 AC	51.063 AC
4	081700006139	58.870 AC	58.368 AC
7	081700006141	5.417 AC	8.220 AC

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28455, EXPIRATION DATE: 1/31/17



PLAN FOR SPECIAL HEARING

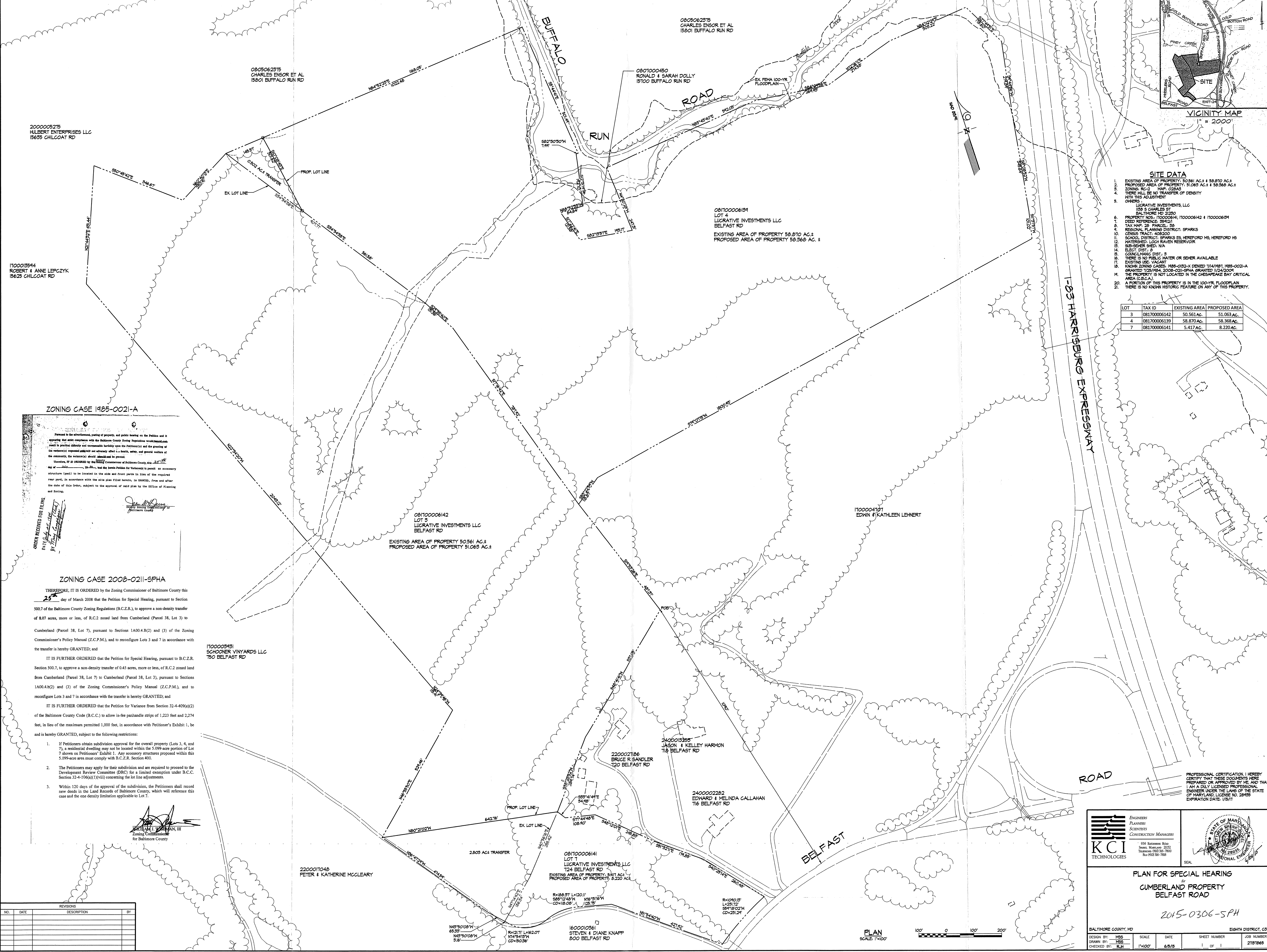
CUMBERLAND PROPERTY

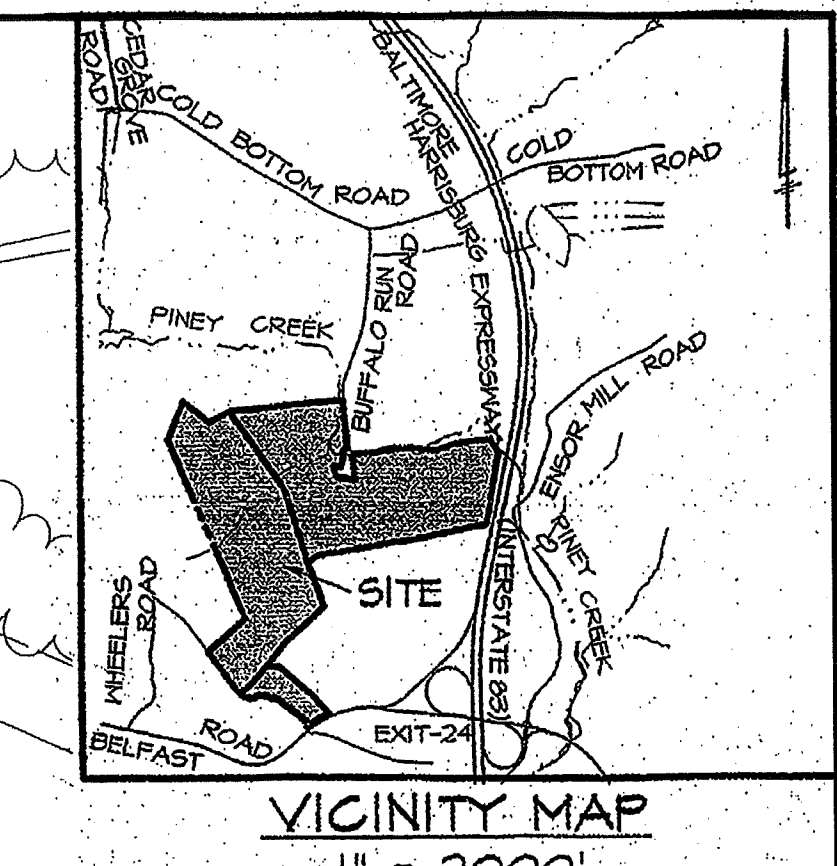
BELFAST ROAD

2015-0306-SPHA

BALTIMORE COUNTY, MD EIGHTH DISTRICT, C3

DESIGN BY: M55	SCALE: 1"=100'	DATE: 6/9/15	SHEET NUMBER: 1 OF 1	JOB NUMBER: 2157265
DRAWN BY: M55				
CHECKED BY: E.A.				





SITE DATA

1. EXISTING AREA OF PROPERTY 50.561 AC. ± 58.810 AC. ±
2. PROPOSED AREA OF PROPERTY 51.065 AC. ± 58.368 AC. ±
3. ZONING: RC-2 MAP 02A03
4. THERE WILL BE NO TRANSFER OF DENSITY WITH THIS ADJUSTMENT
5. OWNERS:
LUCRATIVE INVESTMENTS, LLC
109 S CHARLES ST
BALTIMORE MD 21202
6. PROPERTY NO.: 17000006142, 17000006143, 17000006144
7. DEED REFERENCE: 2008-0211-SPHA
8. TAX MAP: 28 PARCELS 38
9. REGIONAL PLANNING DISTRICT: SPARKS
10. CENSUS TRACT: 409200
11. SCHOOL DISTRICT: SPARKS HS, HERFORD HS, HERFORD HS
12. WATERSHED: LOCH RAVEN RESERVOIR
13. 98-SEWER SUD N/A
14. ELECT. DIST.: 8
15. CONCILIATION DIST.: 8
16. THERE IS NO PUBLIC WATER OR SEWER AVAILABLE
17. EXISTING USE: VACANT
18. KNOWN ZONING CASES: 1985-0152-X DENIED 7/14/1987, 1985-0021-A GRANTED 7/25/1984, 2008-0211-SPHA GRANTED 1/24/2009
19. THE PROPERTY IS NOT LOCATED IN THE CUMBERLAND BAY CRITICAL AREA (C.B.C.A.)
20. A PORTION OF THIS PROPERTY IS IN THE 100-YR FLOODPLAIN
21. THERE IS NO KNOWN HISTORIC FEATURE ON ANY OF THIS PROPERTY.

LOT	TAX ID	EXISTING AREA	PROPOSED AREA
3	0817000006142	50.561 AC.	51.065 AC.
4	0817000006139	58.870 AC.	58.368 AC.
7	0817000006141	5.417 AC.	8.220 AC.

ZONING CASE 1985-0021-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and its supporting data which complies with the Baltimore County Zoning Regulations, the following is hereby granted: that the Petitioner(s) request adjustment of the zoning of the property and the granting of the variance(s) requested and the zoning of the property be changed to RC-2 from RC-1. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1985, that the Petition for Variance be granted and the zoning of the property be changed to RC-2 from RC-1. The date of this Order, subject to the approval of said plan by the Office of Planning and Zoning.

ZONING CASE 2008-0211-SPHA

WHEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of March 2008 that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer of 8.07 acres, more or less, of R.C.2 zoned land from Cumberland (Parcel 38, Lot 3) to Cumberland (Parcel 38, Lot 7), pursuant to Sections 1A00.4.B(2) and (3) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), and to reconfigure Lots 3 and 7 in accordance with the transfer is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing, pursuant to B.C.Z.R. Section 500.7, to approve a non-density transfer of 0.45 acres, more or less, of R.C.2 zoned land from Cumberland (Parcel 38, Lot 7) to Cumberland (Parcel 38, Lot 3), pursuant to Sections 1A00.4.B(2) and (3) of the Zoning Commissioner's Policy Manual (Z.C.P.M.), and to reconfigure Lots 3 and 7 in accordance with the transfer is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from Section 32-4-409(e)(2) of the Baltimore County Code (B.C.C.) to allow in-lieu fee paydown strips of 1,223 feet and 2,274 feet, in lieu of the maximum permitted 1,000 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- If Petitioners obtain subdivision approval for the overall property (Lots 3, 4, and 7), a residential dwelling may not be located within the 5.099-acre portion of Lot 7 shown on Petitioner's Exhibit 1. Any accessory structures proposed within this 5.099-acre area must comply with B.C.Z.R. Section 400.
- The Petitioners may apply for their subdivision and are required to proceed to the Development Review Committee (DRC) for a limited exemption under B.C.C. Section 32-4-106(a)(1)(vii) concerning the lot line adjustments.
- Within 120 days of the approval of the subdivision, the Petitioners shall record new deeds in the Land Records of Baltimore County, which will reference this case and the one density limitation applicable to Lot 7.

SEAL OF BALTIMORE COUNTY
Zoning Commissioner
for Baltimore County

REVISIONS			BY
NO.	DATE	DESCRIPTION	

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28495, EXPIRATION DATE 1/31/17.

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

935 Reisterstown Road
Suva, Maryland 21085
Telephone: (410) 386-7000
Fax: (410) 386-7008

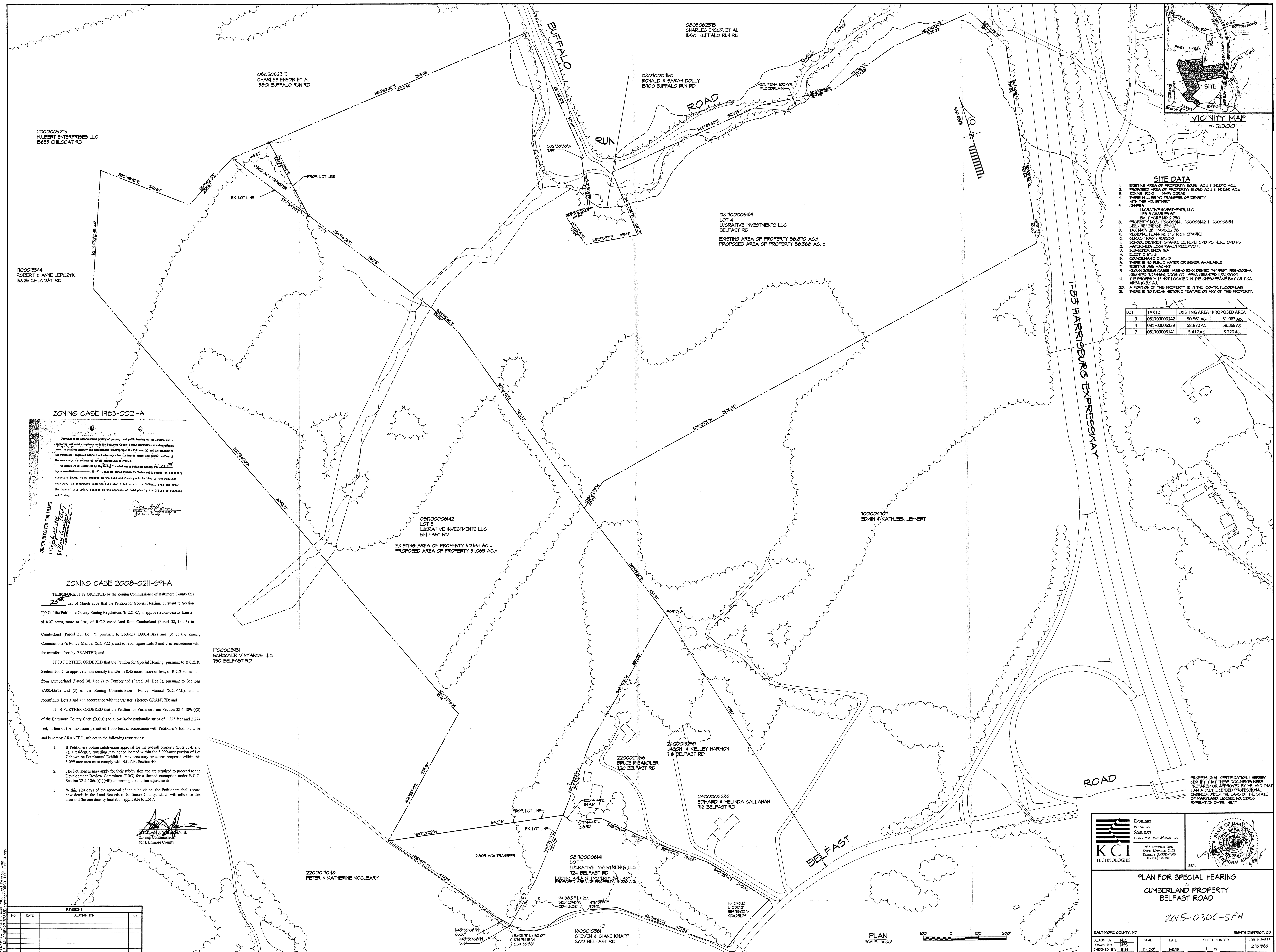
PLAN FOR SPECIAL HEARING
IN
CUMBERLAND PROPERTY
BELFAST ROAD

2015-0306-SPH

BALTIMORE COUNTY, MD
EIGHTH DISTRICT, C8

DESIGN BY: M55
DRAWN BY: M55
CHECKED BY: M55

SCALE: 1"=100'
DATE: 6/8/15
SHEET NUMBER: 2151669
JOB NUMBER: 2151669



PLOTTED: 11/21/2015 12:32 PM on Thursday, June 25, 2015
BY: Matthew Sichel/Division: P086 Land Develop Emp
FILE: M:\2015\27157865\drawings\DR001-L01 LINE 4.dgn

PLOTTED: "12:32 PM on Thursday, June 25, 2015"
BY: Matthew Sichel Division: P086 Land Develop Emp
FILE: M:\2015\27157865\drawings\DRC01-LOT LINE 4.dgn